

Alltex Home Inspection

903-571-9191

Alltexinspection@yahoo.com



INSPECTED FOR

Travis Jewell

6224 FM 344

Tyler, TX

January 6, 2021

PROPERTY INSPECTION REPORT

Prepared For: Travis Jewell
(Name of Client)

Concerning: 6224 FM 344, Tyler, TX
(Address or Other Identification of Inspected Property)

By: Shane Miller, Lic #7898 01/06/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, ***THIS IS NOT A CODE COMPLIANCE INSPECTION*** and does NOT verify compliance with manufacturer’s installation instructions. ***THE INSPECTION DOES NOT IMPLY INSURABILITY OR WARRANTABILITY OF THE STRUCTURE OR ITS COMPONENTS.*** Although some safety issues may be addressed in this report, ***THIS REPORT IS NOT A SAFETY / CODE INSPECTION***, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. THE INSPECTION MAY NOT REVEAL ALL DEFICIENCIES. A REAL ESTATE INSPECTION HELPS TO REDUCE SOME OF THE RISK INVOLVED IN PURCHASING A HOME, BUT IT CANNOT ELIMINATE THESE RISKS, NOR CAN THE INSPECTION ANTICIPATE FUTURE EVENTS OR CHANGES IN PERFORMANCE DUE TO CHANGES IN USE OR OCCUPANCY. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions

expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. *When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.* Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. ***This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.*** Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features, such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "**grandfathered**" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. ***Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.***

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

This confidential report is prepared exclusively for Travis Jewell on 01/06/2021.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

- The foundation appears to be performing as intended. No significant problems were observed.

B. Grading and Drainage

Comments:

- Recommend backfilling areas of washout observed in the flowerbed near the septic system on the left side of the house.



- Water runoff in the flowerbeds should be monitored. It is suspected that water may be standing in these areas at times of heavy rainfall.
- Ideally, at least 2-3 inches of clearance should be maintained between soil level and the top of the foundation walls. Improvements should be a relatively simple task



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- The patio drain between the pool and rear patio area should be monitored to assure that it is performing properly. Its termination point is unknown.



C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof where accessible

Comments:

- Due to the wet/raining conditions the roof was not accessed in all areas. Most areas were viewed from a ladder at the eaves.
- The shingles appear to be in good condition. It should be noted that the roof was viewed during rainfall which hinders the ability to inspect for damages. It may be desirable to have a roof further evaluate when conditions are dry.
- Deflections/unevenness was observed to the roof decking in various areas. This condition is typically addressed at time of next roofing or if damages occur.
- A lifted shingles was observed on the back side of the house about over the master sunroom.



- Missing drip edge flashing should be replaced. This condition is common with many homes and is typically addressed at time of next roofing or if damages occur.

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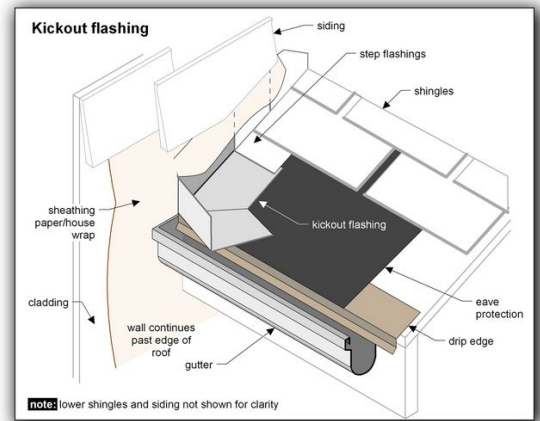
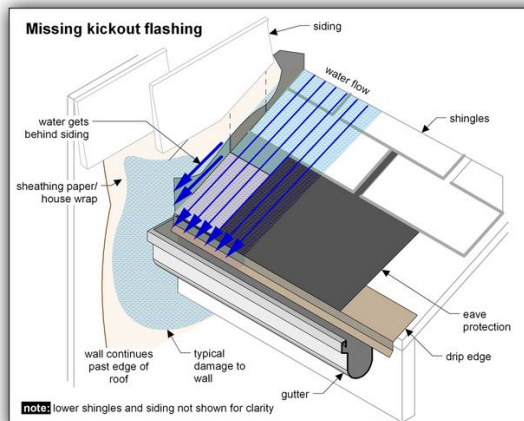
- The clearance of the siding, where it meets the roof/shingles at the front dormers, is insufficient. This condition leaves the siding vulnerable to water damages. This condition is typically addressed at time of next roofing or if damages occur.



- Any missing or deteriorated sealant, observed at the flashings at the front dormers, should be replaced.



- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof (various areas around the house). The lack of this kickout flashing may allow water to penetrate at these points. No significant problems were observed at time of inspection due to the absence of the kickouts.



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- The counter flashing should be properly installed.(observed at the front right side of the house about where the garage meets the house) This condition is typically addressed at time of next roofing or if damages occur. Until repairs are undertaken openings/gaps between the flashing and side walls should be sealed.



- The gutter are damaged/leaking and allowing water run against the exterior wall. (over sunroom)
- The slopes for the gutters should be improved. They are holding water. (over garage overhead door)
- The slopes for the gutters should be monitored to assure that water is being properly drained from the gutters.
- The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Their termination point is unknown. Improvements/repairs are recommended on an as need basis.

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D. Roof Structures and Attics

Viewed From: From the interior of the attic where accessible

Approximate Average Depth of Insulation: 10-12 inches

Comments:

- Due to the design of the roof system and the presents of ductwork not all areas of the attic were accessible, especially the areas over the master bedroom and master bathroom
- Minor separation was observed at the ceiling joist(s) over the garage and the support beam that runs perpendicular and is attached to the joist(s). This was viewed from within the attic. The amount of movement does not suggest a significant structural problem and is common in many homes. Recommend installing proper hanger/brackets where the ceiling joists meet/attach to the beam. The rate of movement cannot be predicted in a one time inspection. This may be a contributing cause for the minor cracking observed in the garage ceiling.
- Loose hardware for the pull down stairs should be repaired/replaced as needed.



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E. Walls (Interior and Exterior)

Comments:

INTERIOR

- Signs consistent with possible water stains(dark areas) were observed to the lower walls.(sunroom near master bedroom and near rear patio) The cause should be determined and repairs undertaken as needed.



- A stain was observed on the lower wall and floor in the garage on the wall that is common with the laundry room drain/connections. This appears to be spill rather than from a leak. However, I was not able to view behind the washing machine or operate the lines/drain that connect to the washer, Further evaluation may be desired after the washer and dryer are moved.
- Walls blocked by furnishings and/or storage could not be accessed to inspect.



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EXTERIOR

- Ideally, the lintels (in effect, a beam supporting the brickwork above a door or window) should be painted. (over sunroom exterior door, over dormer window)



- Exposed wood should be painted.(behind the gutter on the back side of the house about over the master bedroom, trim around windows in master sunroom)
- Typical minor cracking was observed to the exterior walls of the house. This implies that some structural movement has occurred, as is typical of most building.



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F. Ceilings and Floors

Comments:

CEILING

- Patching/repairs were observed in various areas. Typical of many homes this age.
- Minor ceiling cracks were observed in the garage. Minor separation was also observed at the ceiling joist(s) over the garage and the support beam that runs perpendicular and is attached to the joist(s). This was viewed from within the attic. The amount of movement does not suggest a significant structural problem and is common in many homes. Recommend installing proper hanger/brackets where the ceiling joists meet/attach to the beam. The rate of movement cannot be predicted in a one time inspection. This may be a contributing cause for the minor cracking observed in the garage ceiling.
- A stain was observed to the ceiling in the master bedroom about over the entry into the bathroom hallway. The stain appears to be from a splatter rather than a leak.



FLOORS

- The floor shows signs of typical wear and tear
- Water stains observed on the floor in the sunroom are suspected to be from spills rather than leaks.



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G. Doors (Interior and Exterior)

Comments:

INTERIOR

- Doors that do not stay shut when closed should be repaired/adjusted as needed. (full guest bathroom)
- I was unable to get the latch to lock on the pocket door. (3/4 guest bathroom)
- Recommend repairing/adjusting doors that do stay open on their own. (office to living room French door)
- A drawer handle is loose. (rear master closet)
- Recommend repairing/adjusting cabinet doors that strike each other when operated. (cabinet under master bathroom rear sink)



EXTERIOR

- Doors that hangs/drag at the threshold when operated should be adjusted/repared as needed. (secondary side of front French door)
- Safety glass etchings were not observed on the glass within the door. Safety glass is recommended for the door due to its location and/or size and location of the glass within the door. Safety glass is generally identified by an etching in the corner of the glass pane.(front door)
- Recommend adjusting/repairing(minor) the door so that the dead bolt properly locks when the door is properly closed.(master bedroom to sunroom door)
- Missing or damaged weather stripping should be replaced/repared as needed.(sunroom exterior door, garage exterior door)
- The garage to house door should be fire rated.

GARAGE

- The manual lock for the garage door should be disabled or removed when an operator/opener is attached to the door.
- Recommend adjusting/repairing the door so that it is easier to operate manually.

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H. Windows

Comments:

- Some of the following conditions are common in homes of this age. Some rules/guidelines may not have existed and/or been enforced at time of construction. Recommend a specialist in this field further evaluate and repairs/updates be undertaken as needed.
- Some of the windows in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture, etc.
- The window blinds were not inspected.
- The window guide/track mechanism was observed to be damaged and the window will not stay in the open position. (breakfast nook closest to living room)
- The lower seal on the window sash is damaged/loose. (breakfast nook furthest from living room)
- Missing or deteriorated sealant/caulk around the exterior sides of the windows should be replaced.
- Damaged window screens should be repaired. (breakfast nook, garage, front right corner bedroom)



I. Stairways (Interior and Exterior)

Comments:

- Not present

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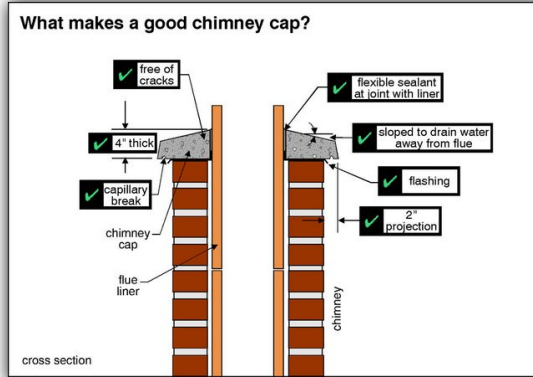
D=Deficient

I NI NP D

J. Fireplaces and Chimneys

Comments:

- I was unable to get the gas logs to light at time of inspection. Recommend the buyer ask the seller in regards to its proper operation or repairs be undertaken as needed.
- A rain cap should be installed.
- The roof level chimney mortar cap/crown is in need of improvement.



- Insulation should not be exposed at seams around the damper.



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K. Porches, Balconies, Decks, and Carports

Comments:

Detached Pergola

- Some damages were observed to the lower portion of the vertical post(s).
- Wood to soil contact is conducive to insect/water damages and should be corrected.
- Recommend maintaining stain/paint to increase longevity. Missing/peeling paint and staining was observed to the wood in various areas.
- Water damages were observed to the upper vertical roof boards in various areas.



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Front Porch

- Ideally, the vertical post should be supported off the ground to prevent water damages.
- Recommend maintaining stain/paint to increase longevity. Missing/peeling paint and staining was observed to the wood in various areas.
- Water damages were observed to the upper vertical roof boards in various areas.



Rear Patio Pergola

- Ideally, the vertical post should be supported off the ground to prevent water damages.
- The vertical post should be better secured to the patio.
- Recommend maintaining stain/paint to increase longevity. Missing/peeling paint and staining was observed to the wood in various areas.
- Water damages were observed to the upper vertical roof boards in various areas.



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Rear Pergola Over Master Rear Flowerbed

- Ideally, the vertical post should be supported off the ground to prevent water damages.
- Wood to soil contact is conducive to insect/water damages and should be corrected.
- Recommend maintaining stain/paint to increase longevity. Missing/peeling paint and staining was observed to the wood in various areas.
- Water damages were observed to the upper vertical roof boards in various areas.



L. Other

Comments:

- The gates and fencing were not inspected.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

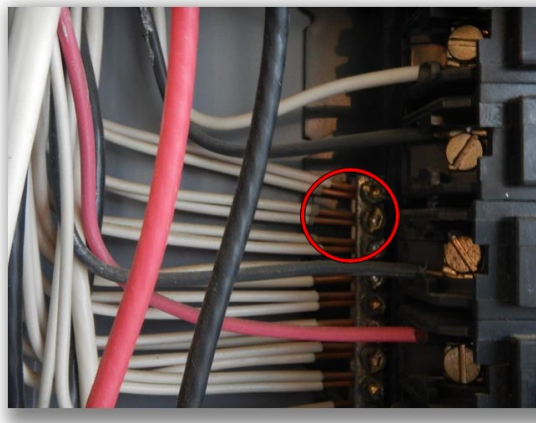
Comments:

- Some conditions are common in homes of this age. Some codes/guidelines may not have existed and/or been enforced at time of construction. Recommend a licensed electrician further evaluate and repairs/updates be undertaken as needed.
- CSST (corrugated stainless steel tubing) should be properly bonded.
- Wiring exposed on interior walls should be protected by conduit. (kitchen island cabinet)



Panel Box

- Bundling/multiple neutral wires under one lug is no longer considered a standard of practice and should be updated/repaired. This condition should not be confused with multi tapped wiring at the breaker.



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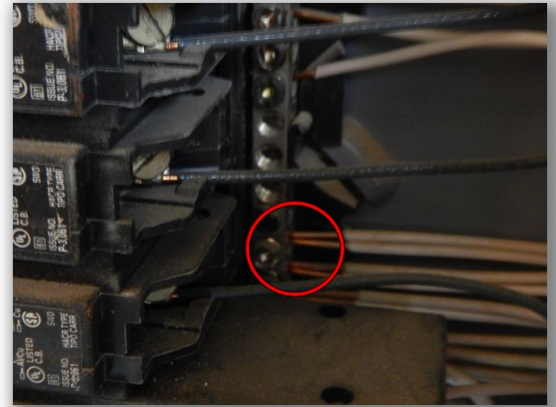
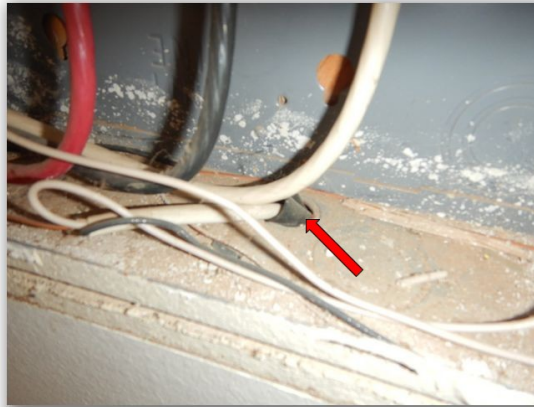
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Sub Panel

- Bundling/multiple neutral wires under one lug is no longer considered a standard of practice and should be updated/repaired. This condition should not be confused with multi tapped wiring at the breaker.
- Cable clamps are required where the wires pass into panels. Cable clamps serve to protect the wiring from the sharp edges of the panel.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Some conditions are common in homes of this age. Some codes/guidelines may not have existed and/or been enforced at time of construction. Recommend a licensed electrician further evaluate and repairs/updates be undertaken as needed.
- The surround sound/speaker system was not inspected.
- Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture, etc.
- The receptacle(s) in the kitchen cabinet under the kitchen sink do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all receptacles within 6-feet of the sink, including the receptacles in cabinetry, should have GFCI protection.
- Not all of the garage receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection. The New National Electrical (NEC) Code no longer has an exception for “non-appliance dedicated”.
- Loose exterior outlet cover(s) should be repaired or replaced as needed.(outlet under electrical meter)
- I was unable to determine the operation end of the switches. Recommend the buyer ask the seller in regards to the purpose of the switch. (master bathroom, entry area/living room)
- Lights are inoperative. If the bulb(s) is not blown or missing then the circuit fixture should be investigated.(office)

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Heat Pump - Two systems are present

Energy Sources: Electric

Comments:

System Controlled By Thermostat in Master Bedroom

- The system appeared to be heating properly in the heat pump mode.
- The system did not operate properly when in auxiliary/emergency heat mode. This condition should be further evaluated and repairs undertaken as needed.
- The attic mounted HVAC equipment is mounted to far from the attic access. Under current mechanical installation standards, all appliances (i.e. HVAC Equipment and/or Water Heaters) mounted in an attic space should have an attic access within 20-feet of the appliance. This is a common condition found in homes of this age and/or area.

System Controlled By Thermostat in Right Side Bedroom Hall

- The system appeared to be heating properly in the heat pump mode.
- The system did not operate properly when in auxiliary/emergency heat mode. This condition should be further evaluated and repairs undertaken as needed.

B. Cooling Equipment

Type of Systems: Central Cooling - Two systems are present

Comments:

System Controlled By Thermostat in Master Bedroom

- The system was not operated due to low outside temperatures. The manufacture recommends not operating the cooling system when the outside ambient temperature is below 60 Degrees. The outdoor temperature at time of inspection was approximately 48 Degrees.

System Controlled By Thermostat in Right Side Bedroom Hall

- The system was not operated due to low outside temperatures. The manufacture recommends not operating the cooling system when the outside ambient temperature is below 60 Degrees. The outdoor temperature at time of inspection was approximately 48 Degrees.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area, near the A/C system, should be repaired or replaced as necessary.



C. Duct Systems, Chases, and Vents

Comments:

- No significant problems observed.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: right side of property line inside fence near road

Location of main water supply valve: In yard box near front hose bib on garage side

Static water pressure reading: 80 psi

Comments:

- Excessive soil in the pressure regulator box(near meter) should be removed. The damaged cover should also be replaced.
- Excessive soil in the main water supply valve box(near front hose bib on garage side) should be removed.



Exterior Hose Bibs

- No significant problems observed

Laundry Connections & Sink

- The water lines and drain were not tested nor could they be viewed. The washing machine was in place at time of inspection.



Kitchen

- No significant problems observed

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Master Bathroom

- Cracked, deteriorated and/or missing bathtub area grout and/or caulking should be repaired or replaced as necessary.
- The bathtub faucet handles are loose.(hot and cold sides)
- The design of the shower stall door is such that there is no seal between the glass door and the glass wall. If splash out occurs it may be desirable to install a seal between the the door and the glass wall.



Full Guest Bathroom Near Garage

- The shower heads leak when operated

3/4 Guest Bathroom Near Office

- The design of the shower stall door is such that there is no seal between the glass door and the glass wall. If splash out occurs it may be desirable to install a seal between the the door and the glass wall.
- The lower seal for the shower stall door is missing.
- The shower area hot /cold water lines are reversed and should be repaired.



B. Drains, Wastes, and Vents

Comments:

- No significant problems observed.

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C. Water Heating Equipment

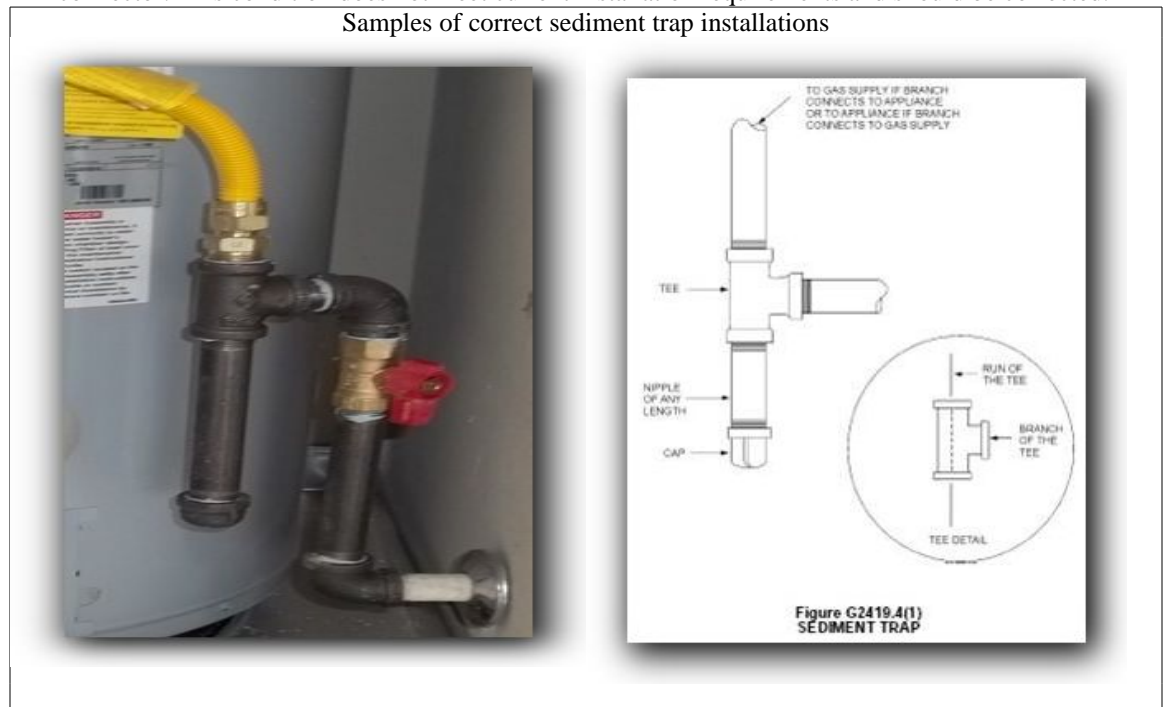
Energy Sources: Gas installed in the attic

Capacity: Tankless

Comments:

- Some of the following conditions are common in homes of this age. Some rules/guidelines may not have existed and/or been enforced at time of construction. Recommend a licensed plumber further evaluate and updates/repairs be undertaken as needed.
- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Samples of correct sediment trap installations



D. Hydro-Massage Therapy Equipment

Comments:

- Some conditions are common in homes of this age. Some codes/guidelines may not have existed and/or been enforced at time of construction. Recommend a licensed professional plumber further evaluate and repairs/updates be undertaken as needed.
- The unit appeared to be operating properly at time of inspection.
- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the unit. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.
- The access to the hydro-massage therapy equipment motor was not observed. Access to the whirlpool motor should be provided (or its whereabouts should be verified with the current owner). This is a common condition found in many homes. Many times the access is not provided until repairs are needed.

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E. Other

Comments:

- The water filtering systems, observed partially buried into the ground in the front flower bed on the garage side of the house and under the laundry room sink, were not inspected. Recommend the buyer ask the seller and/or a professional in this field in regards to the proper operation and maintenance of the systems.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.
- The drain hose is kinked where it attaches under the sink. The unit did appear to be draining properly



B. Food Waste Disposers

Comments:

- The unit appeared to be operating as intended

C. Range Hood and Exhaust Systems

Comments:

- The unit appeared to be operating as intended

D. Ranges, Cooktops, and Ovens

Comments:

UPPER BUILT-IN OVEN

- This unit appears to be performing as intended.

LOWER BUILT-IN OVEN

- This unit appears to be performing as intended.

COOKTOP

- The unit appeared to be performing as intended.

E. Microwave Ovens

Comments:

- The unit appeared to be operating as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The exhaust fan(s) appeared to be operating properly at time of this inspection.
- The mechanical exhaust vents should be vented to the exterior of the house rather than in the attic.

G. Garage Door Operators

Comments:

- The garage door opener was louder than typical units when operated. The chain may be dragging. Recommend adjustments/repairs be undertaken as needed.

H. Dryer Exhaust Systems

Comments:

- No significant problems observed

I. Refrigerator

Comments:

- The kitchen refrigerator and its components appeared to be performing properly at time of inspection.

J. Ice Maker

Comments:

- The unit appeared to be performing as intended.

K. Central Vacuum

Comments:

- The unit operated as intended., however the hose was more difficult than typical to insert into the wall inlet

L. Other

Comments:

- The free standing freezer in the garage, washing machine and the dryer were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Spray coverage for the sprinkler system was not verified as part of the inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering.
- The system was operated using the manual cycle.
- The water spray from the sprinkler system should be re-directed away from the structure and/or decks, fences, driveways, etc.
- Station #1 - a head in the flowerbed in front of the master bedroom exhibited a poor spray and may be clogged.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

- The pool and any of its associated wiring was not inspected

C. Outbuildings

Comments:

- The detached garage/shop was not inspected.

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

- Not present. If present it was not disclosed or inspected.

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

- Not inspected